

**Attachment 9
Neighborhood Meeting Summaries
Town Council
January 21, 2015**

**August 15, 2013
6:00 – 7:30 PM
Oro Valley Library Large Meeting Room**

1. Introductions and Welcome

Meeting Facilitator Chad Daines introduced the Oro Valley staff Paul Keesler, DIS Director, David Williams, Planning Manager, Matt Michels, Project Manager and Hillary Turby, Senior Planner. Approximately 100 residents and interested parties attended the meeting, including Council Members Hornat, Zinkin, and Water. Also in attendance were several Planning and Zoning Commissioners as well as Board of Adjustment Chair Bill Adler.

2. Staff Presentation

Matt Michels, Project Manager, provided a presentation that included:

- Rezoning Review Process
- Review Tools
- Public Participation Opportunities
- Next Steps

3. Applicant Presentation

Paul Oland, Project Manager from the WLB Group, provided a presentation that included:

- Proposed Tentative Site Plan
- Review of Kai-Capri property General Plan Special Area Policies

4. Public Questions & Comments

Process & Project Timeline

- How many votes by the Town Council are needed for approval of a rezoning?
- Is a General Plan amendment proposed?
- Does a General Plan amendment require a super majority for passage?
- Why is a rezoning being proposed? Why not develop the property as R1-144 (3.3 acre minimum)?
- How do we block/protest this rezone?
- Several residents stated that another neighborhood meeting should be held
- What is the project schedule?
- Will a natural area be provided around each home (like Catalina Shadows)?

Development Standards/General Plan Special Area Plan Policies

- What is the minimum lot size proposed?
- What is the lot size in Catalina Shadows?

- Are larger lots being proposed on Palisades Rd?
- When was the property zoned R1-144?
- Will the applicant show a master plan for the entire property?
- How is the one (1) dwelling unit per acre maximum overall density calculated?
- What is the size of the homes?
- What is the price of the homes?
- Will a park/recreation area be required?
- Is a nursing home proposed?
- Is the developer willing to compromise and increase lot size?
- What is the building height limit?
- Will they be one or two story homes?

Traffic & Circulation

- Where are the ingress and egress points from Palisades?
- Will there be access from First Avenue?
- Residents stated concerns with safety, additional cars, lighting, etc. on Palisades Rd.
- Will improvements be made to Palisades Rd (walking paths, amenities)?
- Will a light be provided at First Ave. and Palisades Rd?
- Will there be connections from the commercial on the corner of Tangerine and First with the residential development?
- Can Palisades Rd. accommodate increased traffic? Is it safe?
- What will happen with the northern portion closest to Tangerine Rd?
- Does the Town have restrictions on access off First Ave?
- Will there be a construction entrance off Tangerine Rd?
- Will utility development impact Palisades Rd?

Environmentally Sensitive Lands

- How does the Town define riparian areas?
- A resident stated that there is bird habitat on the site and suggested that the entire site should be designated as riparian
- When was the riparian study and mapping done?
- Will the hillsides be “clear cut”?

Schools

- How will the schools be impacted?
- Who pays for school impacts?

Miscellaneous Questions & Comments

- A resident stated that they wish to bring back the old plan
- Will the Kai’s donate the property?
- A resident requested that the Town research historical documents related to the Kai Property
- A resident stated the more specific information is needed
- A resident stated that they feel larger lots would be more profitable for the developer
- How much R1-144 property is left in Oro Valley?

5. Next Steps

- The next steps include:

- Formal application
- Staff review
- Additional neighborhood meeting
- Planning and Zoning Commission Public Hearing
- Town Council Public Hearing

Meeting dates will be posted on the Town website (www.ovalleyaz.gov) and notices will be mailed to residents within the notification area

For more information, please contact Matt Michels, AICP, Senior Planner, at (520) 229-4822 or mmichels@ovalleyaz.gov

November 19, 2013
6:00 – 8:00 PM
Hilton El Conquistador White Dove Room

Following is a summary of comments received at the open house, both from comment cards and verbal comments:

Process & Project Timeline

- What is the project schedule?
- When will the application be received? When will the Planning & Zoning Commission and Town Council hearings be held?

Development Standards/General Plan Special Area Plan Policies

- Overall density of 1 home per acre allowed by General Plan Special Area Policies should be interpreted to mean lot sizes of 1 acre or greater, not an overall density based on larger and smaller lots.
- Does the proposal conform to the General Plan Special Area Policies?
- What is the size of the homes?
- What is the price of the homes?
- Increase buffer distance from Kai Way to new homes.
- Concern about view and privacy impacts of proposed homes on ridge east of Palisades splits. “Why not build on other side of wash?”
- What is the building height limit?
- Will the homes be one or two story homes?
- Density should be lower, especially on the north side of Palisades Rd.
- A transition in density should be provided around the Palisades Splits parcels, which are lower density
- Provide additional buffer on the north side of Palisades Rd.
- Provide “reasonable development distribution with the open space”
- Eliminate gated entrances
- Must have underground utilities
- “Neighboring community deserves quality homes; not cheap or cut rate; 10,000 square feet minimum lot size; priced high enough to fit with existing similar homes; keep the large homes/lot desert natural”
- Is there enough water to support residential use?
- Will density increase property taxes?

Traffic, Connectivity, Trails and Paths

- Pedestrian trails are needed through the property to connect to existing trail system. These trails need to be built concurrent with other infrastructure
- Pedestrian paths (sidewalks or multi-use paths) are needed along Palisades Rd.
- Equestrian trails need to be provided to connect to existing trails
- Does the Town have restrictions on access off First Ave?
- Will the developer be required to add turn lanes on First Ave?
- Provide cross connection between neighborhoods
- Don't eliminate access from Palisades Rd.
- If access is provided from Palisades Rd., it should be widened to 4 lanes
- Provide a short cut from First Ave. through to Oro Valley Marketplace
- Concern that residents in existing developments will not be able to use new roadway from Naranja Dr. to Palisades Rd.

Environmentally Sensitive Lands

- Will riparian areas (washes) be preserved?
- Will significant vegetation be preserved?
- Will hillside areas be graded?
- Open space needs to be conserved via easements

Parks and Recreation Areas

- Will a park/recreation area be required?
- Include a park that serves surrounding developments, including ball fields, basketball, volleyball, covered play structure, restroom, covered picnic tables, barbeque, etc.

Commercial Area

- A walkable "neighborhood gathering place, similar to Casas Adobes Plaza" or Fairfax Square, VA, with "upscale", "boutique" stores (pubs, bookstore, etc.) and amenities (i.e. Play areas for children) is desired
- Will pedestrian connectivity be provided from the residential area to the commercial area?
- It would be nice to be able to walk to retail/services

Schools

- Do the schools have capacity for additional students?
- Will taxes increase due to increased school enrollment?

Miscellaneous Questions & Comments

- "I like it. The path on Palisades will be very welcome"
- "Don't build, please"
- "This proposal is much improved over the late summer meeting"
- "We like clustering [of homes]"

For more information, please contact Matt Michels, AICP, Project Manager, at (520) 229-4822 or mmichels@orovalleyaz.gov

**June 16, 2014
6:00 – 8:00 PM
Resurrection Lutheran Church**

A neighborhood meeting was held at the Resurrection Lutheran Church on Monday June 16, 2014. Approximately 75 residents and interested parties were in attendance. Following is a summary of comments received at the open house, both from comment cards and verbal comments:

Process & Project Timeline

- What is the project schedule?
- When will the Planning & Zoning Commission and Town Council hearings be held?

Development Standards/General Plan Special Area Plan Policies

- Does the proposal conform to the General Plan Special Area Policies?
- What is the size of the homes?
- What is the price of the homes?
- Concern about view and privacy impacts of proposed homes on ridge east of Palisades splits.
- What is the building height limit?
- Will the homes be one or two story homes?
- Density should be lower, especially on the north side of Palisades Road
- Provide additional buffer on the north side of Palisades Rd (Southwest corner of property).
- “Neighboring community deserves quality homes; not cheap or cut rate; 10,000 square feet minimum lot size; priced high enough to fit with existing similar homes; keep the large homes/lot desert natural”
- Is there enough water to support residential use?
- Will density increase property taxes?

Traffic, Connectivity, Trails and Paths

- Pedestrian trails are needed through the property to connect to existing trail system. These trails need to be built concurrent with other infrastructure
- Equestrian trails need to be provided to connect to existing trails
- Congestion in the area is already a concern.
- Don't eliminate access from Palisades Road
- Excited about the prospects of a multi-use path along Palisades Road
- If access is provided from Palisades Road, it should be widened to 4 lanes

Environmentally Sensitive Lands

- Will hillside areas be graded?
- Open space needs to be conserved via easements
- The eastern setback/buffer seems appropriate

Parks and Recreation Areas

- Will a park/recreation area be required?

- Include a park that serves surrounding developments, including ball fields, basketball, volleyball, covered play structure, restroom, covered picnic tables, barbeque, etc.
- Will there be some type of Community Center.

Commercial Area

- What “type” of commercial development will be permitted?
- It would be nice to be able to walk to retail/services

Schools

- Do the schools have capacity for additional students?
- Will taxes increase due to increased school enrollment?

Miscellaneous Questions & Comments

- Resident indicated a desire to see multi-use path on Palisades.
- Resident spoke about a desire to see no development.
- Resident voiced approval of this plan over earlier versions
- Resident voiced approval of efforts to cluster homes.
- Resident discussed a need to limit urban sprawl.

For more information, please contact Michael Spaeth, AICP, Project Manager, at (520) 229-4812 or mspaeth@orovalleyaz.gov